058.0	0004	0001.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 696,300 / 696,300
					USE VALUE: 696,300 / 696,300
					ASSESSED: 696,300 / 696,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WANG BO
Owner 2:	KUANG JING YING
Owner 3:	
Street 1:	60 BOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VITAS CHARISSA/ TRUSTEE -
Owner 2:	CANDACE REALTY TRUST -
Street 1:	3 EAST ST
Twn/City:	BEVERLY
St/Prov:	MA Cntry:
Postal:	01915

NARRATIVE DESCRIPTION

This parcel contains 3,594 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3594.000	379,900	2,300	314,100	696,300
Total Card	0.083	379,900	2,300	314,100	696,300
Total Parcel	0.083	379,900	2,300	314,100	696,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.32 | /Parcel: 453.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38373

GIS Ref

GIS Ref

Insp Date 08/28/18

!4962!

PREVIOUS ASSESSMENT

Parcel ID 058.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	228,300	2300	3,594.	314,100	544,700	544,700	Year End Roll	12/18/2019
2019	101	FV	181,100	2300	3,594.	309,600	493,000	493,000	Year End Roll	1/3/2019
2018	101	FV	181,100	2300	3,594.	237,800	421,200	421,200	Year End Roll	12/20/2017
2017	101	FV	181,100	2300	3,594.	224,300	407,700	407,700	Year End Roll	1/3/2017
2016	101	FV	181,100	2300	3,594.	206,400	389,800	389,800	Year End	1/4/2016
2015	101	FV	176,600	2300	3,594.	192,900	371,800	371,800	Year End Roll	12/11/2014
2014	101	FV	176,600	2300	3,594.	177,700	356,600	356,600	Year End Roll	12/16/2013
2013	101	FV	176,000	3100	3,594.	188,100	367,200	367,200		12/13/2012

PRINT

Date	Time
12/10/20	19:55:19

LAST REV

Date	Time
07/29/20	10:41:17

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4962

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VITAS CHARISSA/	73687-47	1	11/20/2019		815,000	No	No		
LINGLEY PATRICI	73111-134	1	8/15/2019	Change>Sale	435,000	No	No		
LINGLEY KENNETH	16162-359		5/15/1985			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/21/2019	1273	Inter Fi	43,025	C				
3/11/2016	268	Inter-De	5,000					
3/11/2016	269	Insulate	2,000					
11/28/2000	916	Alterati	50,000	O				ADD 1/2 BATH-REPAI
9/29/2000	772	Inter-De	5,000	O				REMOVE FIRE DAMAGE

ACTIVITY INFORMATION

Date	Result	By	Name
3/17/2020	SQ Returned	MM	Mary M
1/23/2020	SQ Mailed	JO	Jenny O
8/28/2018	MEAS&NOTICE	BS	Barbara S
6/6/2013	Meas/Inspect	JBS	JOHN S
2/27/2009	Measured	372	PATRIOT
4/18/2001	Missed Appt.	PM	Peter M
1/16/2000	Measured	277	PATRIOT
1/13/2000	Mailer Sent		
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	38373
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3594		Sq. Ft.	Site		0	70.	1.25	6			Locatio	-15					314,052						314,100	

Total AC/HA:	0.08251	Total SF/SM:	3594	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	314,052	Spl Credit		Total:	314,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33359373
Const Adj.:	0.98990101
Adj $ / SQ:	165.016
Other Features:	81540
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398257
Depreciation:	18320
Depreciated Total:	379937

COMMENTS

GUTTED FIRE CK EST REAR EFP, NEXT TO SECURITY FENCE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB	1				

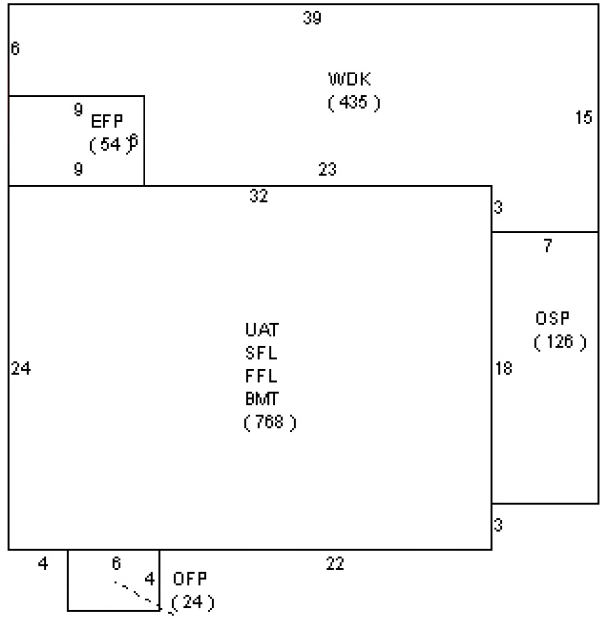
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	165.02
Special Features:	0	Val/Su Net:	121.18
Final Total:	379900	Val/Su SzAd	247.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	49.500	38,020
FFL	First Floor	768	165.020	126,732
SFL	Second Floor	768	165.020	126,732
WDK	Deck	435	8.220	3,574
UAT	Upper Attic	192	66.010	12,673
OSP	Screen Porch	126	32.230	4,060
EFP	Enclos Porch	54	71.870	3,881
OFP	Open Porch	24	43.560	1,045
	Net Sketched Area:	3,135	Total:	316,717

Size Ad	1536	Gross Are	3711	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	F	FR	1927	26.00	T	50	101			2,300			2,300

More:	N	Total Yard Items:	2,300	Total Special Featues:		Total:	2,300

IMAGE

AssessPro Patriot Properties, Inc